

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
April 10 & 11, 2013

April 10, 2013: **Committee Site Visits.** Committee members in attendance are Gaylord Olson, Ray Ransom, Margaret Rewald, John Chrest and Norm Stoker.

Meeting called to order by Chairman Gaylord Olson at 8:00 a.m., the Site Visits followed.

April 11, 2013: **Committee Meeting and Public Hearings**

Meeting called to order by Chairman Gaylord Olson at 9:00 a.m. Committee members in attendance are Gaylord Olson, Ray Ransom, Margaret Rewald, John Chrest and Norm Stoker. Others present were Tim Jeatran, County Surveyor; Lauree Kratcha, GIS Technician; Terry Schmidt, Zoning Administrator; and Dustin McCune, Zoning Technician.

A Motion by Ray Ransom, to amend the agenda order to address CSM Review and Plat Review first prior to closed session, seconded by Marge Rewald. Motion carried.

CSM REVIEWS:

- Dallas Wilhite is performing a survey for Paul Millis where they are creating a two lot CSM and proposing a 66 foot easement to serve the parcel that is land locked. Paul is retaining ownership but wanted to have all approvals and access issues resolved so if he would sell one of the lots in the future.

A Motion by Ray Ransom, to approve a 66 foot easement for Paul Millis, seconded by Norm Stoker. Motion carried.

PRELIMINARY PLAT REVIEW: Secluded Land Company, Halls Creek Estates

- Terry and Tim have reviewed the Preliminary Plat with the ordinances preliminary plat standards and identified several issues with plat, they are as follows:
 1. Length to width ratios on Lots 4, 5, 6, and 10. They are averaging greater than the 3:1 required ratio.
 2. When dealing with the floodplain, need a 2 foot contour above the 100 year flood elevation.
 3. Need to verify elevations of a couple water elevations. Uncertain where the data came from.
 4. Need to add an owner's certificate.
 5. A copy of the road agreement with the Town of Alma needs to be submitted to the Zoning Department.
 6. Soil pits for the subdivision need to be completed and the information submitted to the Zoning Department.
 7. Numerous typographical errors need to be corrected.
 8. A mortgage certificate is required to be added.
 9. Lauree Kratcha has a concern with the proposed road name being "Halls Place Rd." We utilize "place" to denote private roads and it would be very confusing

for E911 to identify the proposed name. Dallas Wilhite, the surveyor, commented that in many counties when a cul-de-sac road is proposed, the county would require “court” for the road type. He suggested “Halls Creek Court” as a possible resolution to the confusion. Lauree will verify if there is any conflict.

The committee did not take any additional action to allow for these corrections and modifications to be completed and the preliminary plat re-submitted next month. This request will continue to be placed on the agenda.

A Motion by Ray Ransom, to adjourn to closed session pursuant to s. 19.85 (1) (c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, seconded by Norm Stoker. Chrest – yes, Stoker – yes, Ransom – yes, Rewald – yes, and Olson – yes, motion carried.

The committee adjourned to closed session at 9:40 a.m.

Returning to open session at approximately 10:15 a.m.

A Motion by Ray Ransom, to return to open session at 10:20 a.m., seconded by Norm Stoker. Motion carried.

A Motion by John Chrest, to approve the minutes, seconded by Ray Ransom. Motion carried.

A Motion by Ray Ransom, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.

SURVEYOR’S REPORT – see report.

- Continuing to work with the Carlson Surveying software and transferring survey projects from the old into the new.
- Tim spent quite a bit of time computing and reviewing the preliminary plat of Halls Creek Estates. He built it into the new software, which is beneficial for Lauree since she can then import his file into the GIS mapping and doesn’t have to draw the subdivision herself.
- Surveyors for the new high pressure gas pipeline will be here next week to start researching survey records.
- Tim has been receiving a lot of questions from the public regarding their land and surveying. Phone calls are increasing as well as surveyors coming in to do research.

- Has a lot of field work to be completed but waiting until the weather finally breaks and improves.

GIS TECHNICIAN'S REPORT

- Lauree has been having considerable problems with her computer, so Dell is sending a new hard drive as requested by IT. They hope that this resolves the issues.
- Completed a large update for Spillman and pushed it over last week with the hope that it will correct a number of the nuisance errors that Dispatch continues to see. She corrected numerous data errors that were in our records but this update didn't seem to correct the errors that Dispatch is experiencing. She'll have to continue trying to get a resolution for them.
- Started the Friends of the Black River canoe landing maps. They would like maps for fourteen (14) different landings.
- Assessment season is upon us as the Board of Review has been scheduled for the end of May. She completed the Village of Melrose work roll.
- Starting to work on the splits for 2013.

ZONING REPORT – Terry Schmidt.

- Sent a letter to the Town of Alma, Irving and Manchester to attend their next meeting to discuss the Smart Growth outstanding fees. We will have to wait and see if the County Board members will be invited to attend.
- Tom Clark, a resident of the Town of Franklin called to meet with Terry about the proposed text amendments and the office's applications. He feels we need to "beef up" the form, which has worked well for many years. He felt that it is not detailed enough and needs improvement. Terry stated that it has worked well except in one case and that it will not be changed.
- The committee questioned the Town's Associations recent discussion on opting out of comprehensive zoning and a comprehensive land use plan. Terry stated that the legislature has not passed any language for opting out of zoning or a comprehensive land use plan.
- The office is receiving a lot of calls regarding the Mathy Pit on Hwy 54. Terry and Gaylord Olson II will be doing an onsite on April 18th to see the scope of the current operation and review if there are any changes or adjustments need to the conditional use permit and reclamation plan.
- Pelham property update. Corporation Counsel is working with Pelham's attorney, Jon Sherman to gain compliance. The office received a letter from the DNR questioning the

status of the violation and compliance. Terry requested that Corporation Counsel reply to the DNR.

- The Clerk of Courts recently changed their copy fee for legal documents to \$1.25, which is being required statutorily. Beth questioned if we should be considering a fee change for our public hearing records and other legal documents from our current \$.30 per page fee. The committee directed that we charge a fee that can be justified based on the cost of producing it. This would include costs for labor, paper, ink, etc.
- Dustin and Terry met with some of the Amish community regarding non-plumbing permit issuance and an agreement for the conditions of permit issuance. They also met with Paul Millis to discuss this issue and ordinance enforcement. Paul was going to review and modify the form. We have not gotten any additional input or modification from Corporation Counsel.

We have two Amish landowners that have submitted applications for a non-plumbing system permit but refuse to complete and record the agreement. We are requiring the agreement as part of the issuance of the permit as it details the conditions that must be met in order to issue this permit. Terry feels that if they do not complete the agreement, then we will not issue the permit. If the landowner continues to install the system, then they would be in violation of the ordinance.

- Senator Vinehout has proposed a non-metallic mining bill. Terry received a copy of the proposed bill and made comments regarding some of the language to Senator Lassa's Aide. He received a call from Vinehout's Aide and discussed his concerns with several provisions that eliminated or greatly reduced the local and county's control and enforcement. They appreciated his input and didn't realize the impact on local or county ordinances.
- Text Amendment review. The committee reviewed and discussed a number of the text amendments. Terry will make the discussed revisions and we will forward the updated amendments next month as part of the public hearing.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2013-13** as requested by Primus Children Trust, owners and Ralph Prindle, agent on property located in the NE1/4-NE1/4, the NW1/4-NE1/4 and the SE1/4-NE1/4, Section 36, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 120 acres the Official Zoning Map from the C-1 (Resource Conservancy) District to the A-2 (Forestry and Limited Agriculture) District for agricultural production.

The township does not meet until April 16th, no position submitted.

A Motion by John Chrest, to approve zone change petition # 2013-13 for the Primus Children Trust with the stipulation of town board approval, seconded by Marge Rewald.

Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-15** as requested by Lawrence Button on property located in the SW1/4-NW1/4, Section 28, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 4.0 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-3 (Cottage) District for the construction of a cabin.

Township has no objection with the stipulation that their minimum lot size of 4 acres is done.

A Motion by Ray Ransom, to approve zone change petition # 2013-15 for Lawrence Button with the stipulation that the request is four acres, seconded by Norm Stoker. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2013-16** as requested by Tim Brielmaier on property known as Lot 40 of Buckhorn Bay West located in the NW1/4-SW1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for the short-term daily or weekly rental of a cabin within the R-2 (Residential) District.

Township supports the request.

Public comment was received in opposition stating that the protective covenant of the developer prohibits commercial uses and this would be a commercial use. Secluded Land Company stated that rentals are not part of their commercialization exclusion. A letter in support from the Black River Chamber Office was presented for the file.

A Motion by John Chrest, to approve conditional use permit petition # 2013-16 for Tim Brielmaier and Leah Dobkin, seconded by Norm Stoker. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2013-17** as requested by Garth and Doris Wensel, owners and Jackson County Land Conservation Department, applicants on property along Trout Run Creek located in the SE1/4-NW1/4, Section 11, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for stream bank stabilization.

No position received from the township at the time of the hearing.

Gaylord Olson II stated that the DNR Chapter 30 permit and Rip Rap permit have been issued.

A Motion by Norm Stoker, to approve conditional use permit petition # 2013-17 for Garth and Doris Wensel, seconded by Ray Ransom. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2013-18** as requested by James Olson on property located in the NE1/4-NE1/4, Section 5, T19N, R5W, Town of Melrose, Jackson County, Wisconsin. The request is to allow for filling and grading work within a shoreland area for stream bank stabilization.

The township does not meet until April 16th, no position submitted.
No DNR permit is required, only subject to the Shoreland Ordinance as the project is located within the 300 foot setback of the stream.

A Motion by Ray Ransom, to approve conditional use permit petition # 2013-18 for James Olson, seconded by Marge Rewald. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-20** as requested by Hans Herman on property known as Lot 1 of CSM 2245 located in the SW1/4-NE1/4, Section 2, T19N, R6W, Town of North Bend, Jackson County, Wisconsin. The request is to change 1.5 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-2 (Residential) District for a single family dwelling.

The township does not meet until April 16th, no position submitted. Terry spoke with the Town Chairman and he stated that he supports the request. The petitioner requested the requested acreage be changed to 1.5 acres only.

A Motion by John Chrest, to approve zone change petition # 2013-20 for Hans Herman with the amendment to 1.5 acres and further stipulation of town board approval, seconded by Norm Stoker. Motion carried unanimously.

A Motion by Ray Ransom, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 12:15 p.m.